

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 20 April 2009, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

RECEIVED
MAY 07 2009

DEPARTMENT OF PLANNING
AND LAND USE

m/o s/e

Meeting called to order at 7:01 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 13 members were present, Michele Bain, Bill Bopf, Anne Burdick, Jean Dooley, Donna Gebhart, Tom Harrington, Jackie Heyneman, Ron Miller, Roy Moosa, Jim Russell, Steve Smith and Jack Wood. Excused Harry Christiansen and Absent Paul Schaden.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
NONE.
2. Approval of the minutes for the meeting of 16 March 2009. Voting item.
Ms. Bain motioned that all the minutes be approved and the Group unanimously approved the motion.
3. Presentation by Steve Ron, Project Manager, Department of Public Works, 858-694-2567, Steve.Ron@sdcounty.ca.gov on alignments for the extension of Fallbrook Street from Stage Coach Lane to Reche Road. This presentation was continued at the 16 June 08 & 16 March 2009 FCPG meetings requesting additional information from the Department of Public Works.
Circulation Committee. Community input. Voting item
Mr. Russell informed the Group that this item was continued due to Mr. Ron's need to further prepare to answer the concerns discussed at the Circulation Committee meeting.
4. Request for input from Danielle Putman, RBF Consulting 858-810-1450 dputnam@rbf.com on the need for pedestrian network improvements (sidewalks) in the area bounded by East Mission Road on the north, Brandon Road and Potter Street on the east, Fallbrook Street on the south and South Mission Road on the west. County planner Robert Citrano, 858-694-3229, Robert.Citrano@sdcounty.ca.gov. **Circulation Committee.** Community input. Voting item.
(3/17)
Mr. Moosa reported on his research into the roads in question. He stated that while all the streets needed additional sidewalk work, Fallbrook Street only had sidewalk on one side of the road. He also stated that there seemed to be a lot of pedestrian traffic accessing the Community Center two schools and the downtown shopping area. Ms. Burdick motioned to accept Mr. Moosa's report and the Group unanimously approved the motion. Report attached.
5. ZAP09-003 Request for a Minor Use Permit for a FICO (second dwelling unit) building and an addition on the 1.3 acres located at 2249 Gum Tree Land. Owner Alicia Santacroce 451-0001. Applicant and contact person Sachin Parlikar 685-1807. County planner Marcus Lubich 858-694-8847 marcus.lubich@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item.
(3/18)
Mr. Wood reported that the Land Use Committee had reviewed the project, inspected the site and felt the project worked well with the neighborhood. They recommended approval. However, the planner assigned to the project informed the Planning Group there was a possible use violation and that the County Staff was working with the owner to correct this. In the light of the County

concern over the possible violation, Mr. Bopf motioned to continue the request to allow time to resolve the issue. The Group unanimously approved the motion.

6. TM5562 Request to subdivide the 9.72 acres located at 711 Constant Creek Road into 10 lots for 10 single family dwelling units. The existing residence and garage on the western boundary will be removed. The future alignment of Circulation Element Road SA 50.3, the Palomino – Reche Road extension, is located along the project's property line. The applicant is requesting a waiver from the requirement of half street improvement construction for that road per Section 4.3c of the Public Road Standards. Owner Darryl Darryl Sapien 415-751-7118 sapiad@sbcglobal.net. Applicant and contact person Dan Niebaum 692-1924 DanN@lightfootpg.com. County planner Dennis Campbell 858-505-6380 Dennis.Campbell@sdcounty.ca.gov. **Land Use & Circulation Committees**. Community input. Voting item. (3/25)
Mr. Niebaum presented the project. He noted that the density of the proposed project was less than zoning allowed but blended with the property density to the west of the project. He also detailed the improvements that the project would bring to the adjoining private roads and drainage. Three adjoining property owners spoke in opposition to the project. One property owner to the north noted that proposed road improvements to Constant Creek Road were designed to encroach on to his property with out the benefit of an easement. But a lady who owns a parcel to the south of the project felt that the drainage from Ostrich Creek (which flows through the e project) represented a constant flood hazard to her property. She felt that since the project was not proposing controlling the creek, the development of the property would make a bad situation worse. The land use committee found no major conflicts with the project with the exception of Lot 9 having a substandard frontage dimension. Mr. Russell noted that the grading proposed exceeded the Fallbrook Community Plan Guide Lines. Additionally, the proposed pads were extremely small (lot 6 in particularly). Also, concern was voiced about a design that put all of the open space into one lot. After extensive discussion, Mr. Harrington made a motion to deny the project as presented due to the proposed grading being inconsistent with Fallbrook Community Plan, Lot 9 having a substandard frontage width, Lot 10 proposed to containing all the open space easement and Lot 6 being of substandard size. The Group unanimously approved the motion.
7. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for the addition of an additional roll-up door to an existing Tire & Automotive Shop located at 1367 South Mission Road. Owner Gary Shiner 723-8473 scsquis@sbcglobal.net. Applicant and contact person Chris Murphy 310-9292 info@murphy_realty.com. County planner Debra Fischer 858-495-5201 debra.fischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (3/30)
Mr. Shiner presented his request which was to correct a modification to his building that had been permitted incorrectly. After limited discussion, Mr. Harrington motioned to approve the request as presented and the Group unanimously approved the motion.
8. Workshop on the Fallbrook Community Plan as created by the community and the Planning Group in 2005/2006 vis-à-vis the plan as reformatted by county staff. County planner Eric Lardy 858-694-2457, eric.lardy@sdscounty.ca.gov. Continued discussions from the 30 March 2009 FCPG meeting. **Land Use, Circulation, Parks & Recreation, Public Facilities and Design Review Committees**. Community input. Voting item.
Mr. Russell read through each section of the Land Use portion of the proposed Community Plan. After limited discussions several modifications were incorporated. The modified Community plan is attached. At 9:30 Mr. Russell adjured further review until the May 4 special meeting but encouraged all Group members and committees to work on the plan prior to that meeting.
9. Request for Waiver of the Site Plan requirements for a sign for the US Bank that will be replacing the Downey Savings Bank located at 1133 South Mission Road in the Albertson's Center.

Applicant Stacy Ford, Ford Sign Inc., 760-631-1936. **Design Review Committee.** Community input. Voting item (4/9)

Ms. Ford presented the proposed new signs and after limited discussion Ms. Delaney motioned to approve the signs as presented and the Group unanimously approved the motion.

Adjourned at 9:35 PM

Submitted by

Tom Harrington, secretary.

Cc: DPLU Nick Tartaglia,